

1. ZONING IS "RR" - RESIDENTIAL, RURAL DISTRICT (IN THE URBAN GROWTH AREA).
MINIMUM BUILDING RESTRICTION LINES: (M.B.R.L.)
FRONT = 30' SIDE = 10, REAR = 40'.
MINIMUM LOT WIDTH IS 85'
MINIMUM LOT AREA IS 15,000 SQ. FT.
2. PARADISE DRIVE IS CLASSIFIED AS A MINOR STREET WITH A 60' RIGHT-OF-WAY
AND SHARON DRIVE IS CLASSIFIED AS A LOCAL STREET WITH A 50' RIGHT-OF-WAY.
3. THERE IS A 100 YEAR FLOOD PLAIN ON SUBJECT PROPERTY PER WASHINGTON
COUNTY, MARYLAND FLOOD INSURANCE RATE MAP PANEL NO. 240070 0085B,
PAGE 85 OF 225, DATED MAY 1, 1978. (ZONES A AND B WITH BASE FLOOD ELEVATIONS).
4. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE
SUBDIVISION BOUNDARIES EXCEPT AS SHOWN.
5. CORNER LOTS SHALL MAINTAIN THE FRONT YARD SETBACK ALONG BOTH
STREET FRONTAGES. SETBACKS FROM REMAINING PROPERTY LINES
SHALL BE MEASURED AS SIDEYARD.
6. TOTAL ACREAGE OF THE UPSTREAM WATERSHED WHICH DIRECTLY AFFECTS THIS
SUBDIVISION IS 2,400 AC±
7. ONLY ONE SINGLE FAMILY DWELLING WILL BE PERMITTED PER LOT.
8. WETLANDS HAVE BEEN IDENTIFIED ON SUBJECT PROPERTY PER THE US
DEPARTMENT OF THE INTERIOR WETLAND INVENTORY MAPPING, HAGERSTOWN,
MD-PA.

THE FOLLOWING WETLANDS ARE SHOWN ON THE INVENTORY:

PEM5C - PALUSTRINE EMERGENT, MESOHALINE,
SEASONALLY FLOODED.

PFO1A - PALUSTRINE FORRESTED, HYPERHALINE,
TEMPORARILY FLOODED.

9. SANITARY SEWER AVAILABLE - FURNISHED BY WASHINGTON COUNTY
DEPARTMENT OF WATER QUALITY.
10. WATER AVAILABLE AVAILABLE - FURNISHED BY CITY OF HAGERSTOWN
WATER DEPARTMENT.
11. AN ACCESSORY STRUCTURE SHALL NOT BE PLACED ON ANY LOT UNTIL THE
PRINCIPAL PERMITTED STRUCTURE HAS BEEN CONSTRUCTED.
12. LOTS 4, 5, 6, 7, 8, 9, 10, 11, 30, 31, 34, 35, AND 38 HAVE A
GREATER THAN MINIMUM REAR B.R.L. DUE TO THE 100 YEAR FLOODPLAIN.
13. LOTS 98, 99, 105 AND 106 HAVE A GREATER THAN MINIMUM FRONT B.R.L.
DUE TO THE WIDTH OF THE CUL-DE-SAC LOTS. (THE FRONT B.R.L. IS
SET AT THE POINT WHERE THE LOT IS 85' WIDE).
14. NOT SHOWN: UTILITY AND DRAINAGE EASEMENTS OF 10' ALONG THE FRONT
AND 6' ALONG THE SIDES AND REAR OF EACH LOT ARE HEREBY DEDICATED.
15. NO BUILDINGS, FENCES OR LANDSCAPING PERMITTED WITHIN ANY INDICATED
DRAINAGE & UTILITY EASEMENTS.
16. LOTS 1, 15, 16, 27, 28, 32, 46, 47, 53, 58, 59, 67, 68, 76, 77, 84, 85, 92
AND 93 WILL BE ADDRESSED WHEN A PERMIT SHOWING THE DRIVEWAY LOCATION
IS APPLIED FOR.
17. PRIOR TO ANY DISTURBANCE AND/OR CONSTRUCTION IN THE 100 YEAR
FLOODPLAIN, APPROVALS MUST BE OBTAINED FROM THE MARYLAND DEPART-
MENT OF THE ENVIRONMENT, WATER RESOURCES ADMINISTRATION AND A
LOCAL FLOODPLAIN PERMIT FROM THE DEPARTMENT OF PERMITS & INSPECTIONS.
18. SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24(A) OF
THE WASHINGTON COUNTY ZONING ORDINANCE.
19. THE EXISTING POTOMAC EDISON POWERLINE ALONG THE NORTH SIDE OF THE
PROPERTY IS TO BE RELOCATED AND THE EXISTING 40' RIGHT-OF-WAY IS TO VACATED.
20. LOT GRADING PLANS SHALL BE REQUIRED FOR LOTS 16, 17, 18, 28, 29, 30, 38, 39,
46, 60, 61, 74, 75, 78, 79, 90, 91 AND 93. LOT GRADING PLANS SHALL BE SUBMITTED
FOR APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
21. RAIN GARDENS ARE PROPOSED TO ADDRESS WATER QUALITY CONCERNS FOR LOTS 1
THRU 12 AND 29 THRU 31. SEE TYPICAL RAIN GARDEN DETAIL ON SHEET 6 OF 7.
22. BASEMENTS ARE NOT RECOMMENDED FOR LOTS 16, 17, 18, 28, 29, 30, 38, 39, 46,
60, 61, 74, 75, 78, 79, 90, 91 AND 93.

| | | | |
|---|---|----------|---------|
| | PARECEL 198..... | 10.9810 | ACRES± |
| 2 | PARCEL 199..... | 63.1707 | ACRES± |
| | P/O PARCEL 200..... | 24.7580 | ACRES± |
| 2 | * EXISTING 50' WIDE R.O.W..... | 1.4887 | ACRES± |
| 1 | TOTAL SUBDIVISION AREA..... | 100.3944 | ACRES± |
| 1 | TOTAL AREA OF LOTS..... | 83.6537 | ACRES± |
| 1 | TOTAL AREA OF ROADS..... | 10.4885 | ACRES± |
| 2 | TOTAL DEDICATED R.O.W..... | 0.1249 | ACRES± |
| | PUMPING STATION LOT A..... | 0.2498 | ACRES± |
| | PUMPING STATION LOT B..... | 0.3695 | ACRES± |
| 1 | TOTAL AREA OF S.W.M. No. 1..... | 2.2117 | ACRES± |
| 1 | TOTAL AREA OF S.W.M. No. 2..... | 3.2966 | ACRES± |
| 1 | TOTAL FOREST CONSERVATION EASEMENT AREA..... | 25.9763 | ACRES± |
| 1 | (URBAN GROWTH AREA) | | |
| | MINIMUM LOT SIZE..... | 15,000 | SQ. FT. |
| | MINIMUM LOT WIDTH..... | 85' | |
| | TOTAL NUMBER OF LOTS..... | 106 | |
| | EACH LOT MAY HAVE ONLY ONE (1) SINGLE FAMILY | | |
| | PARCEL 200 REMAINING LANDS..... | 43.16 | ACRES± |

FPLAT5

DAVIS, RENN & ASSOCIATES, INC.

P.O. BOX 246

ENGINEERS

PLANNERS
HAGERSTOWN, MARYLAND
TELEPHONE 301-739-5666

21741

| LOT # | SQ. FT. | ACRES± |
|------------|-----------|---------|
| 1 | 25,754 | 0.5912 |
| 2 | 24,252 | 0.5567 |
| 3 | 23,142 | 0.5313 |
| 4 | 66,055 | 1.5164 |
| 5 | 42,990 | 0.9809 |
| 6 | 35,268 | 0.8036 |
| 7 | 34,774 | 0.7983 |
| 8 | 34,280 | 0.7870 |
| 9 | 33,786 | 0.7758 |
| 10 | 42,139 | 0.9674 |
| 11 | 74,534 | 1.7111 |
| 12 | 30,680 | 0.7043 |
| 13 | 23,996 | 0.5509 |
| 14 | 24,588 | 0.5645 |
| 15 | 25,312 | 0.5811 |
| 16 | 20,923 | 0.4803 |
| 17 | 20,900 | 0.4798 |
| 18 | 20,900 | 0.4798 |
| 19 | 20,900 | 0.4798 |
| 20 | 20,900 | 0.4798 |
| 21 | 20,900 | 0.4788 |
| 22 | 20,900 | 0.4798 |
| 23 | 20,900 | 0.4798 |
| 24 | 20,900 | 0.4798 |
| 25 | 20,900 | 0.4798 |
| 26 | 20,900 | 0.4798 |
| 27 | 29,175 | 0.6698 |
| 28 | 24,316 | 0.5582 |
| 29 | 23,679 | 0.5436 |
| 30 | 125,538 | 2.8820 |
| 31 | 243,945 | 5.6002 |
| 32 | 22,641 | 0.5198 |
| 33 | 21,072 | 0.4838 |
| 34 | 132,495 | 3.0417 |
| 35 | 141,983 | 3.2895 |
| 36 | 543,943 | 12.4875 |
| 37 | 22,309 | 0.5121 |
| 38 | 24,141 | 0.5542 |
| 39 | 27,731 | 0.6366 |
| 40 | 18,359 | 0.4215 |
| 41 | 20,217 | 0.4641 |
| 42 | 20,580 | 0.4727 |
| 43 | 20,672 | 0.4746 |
| 44 | 20,754 | 0.4765 |
| 45 | 20,836 | 0.4763 |
| 46 | 20,608 | 0.4730 |
| 47 | 26,542 | 0.6093 |
| 48 | 20,360 | 0.4674 |
| 49 | 20,046 | 0.4602 |
| 50 | 20,063 | 0.4605 |
| 51 | 20,144 | 0.4624 |
| 52 | 21,036 | 0.4829 |
| 53 | 21,754 | 0.4994 |
| 54 | 20,372 | 0.4677 |
| 55 | 20,372 | 0.4677 |
| 56 | 20,372 | 0.4677 |
| 57 | 20,372 | 0.4677 |
| 58 | 22,562 | 0.5180 |
| 59 | 20,537 | 0.4715 |
| 60 | 20,300 | 0.4660 |
| 61 | 20,300 | 0.4660 |
| 62 | 20,300 | 0.4660 |
| 63 | 20,300 | 0.4660 |
| 64 | 20,300 | 0.4660 |
| 65 | 20,300 | 0.4660 |
| 66 | 20,300 | 0.4660 |
| 67 | 39,459 | 0.9059 |
| 68 | 31,572 | 0.7248 |
| 69 | 20,311 | 0.4663 |
| 70 | 20,300 | 0.4660 |
| 71 | 20,300 | 0.4660 |
| 72 | 20,300 | 0.4660 |
| 73 | 20,300 | 0.4660 |
| 74 | 20,300 | 0.4660 |
| 75 | 20,300 | 0.4660 |
| 76 | 20,983 | 0.4817 |
| 77 | 22,159 | 0.5087 |
| 78 | 20,828 | 0.4781 |
| 79 | 20,828 | 0.4781 |
| 80 | 20,828 | 0.4781 |
| 81 | 20,828 | 0.4781 |
| 82 | 20,828 | 0.4781 |
| 83 | 20,828 | 0.4781 |
| 84 | 30,443 | 0.6989 |
| 85 | 20,503 | 0.4707 |
| 86 | 20,723 | 0.4757 |
| 87 | 20,828 | 0.4782 |
| 88 | 20,828 | 0.4782 |
| 89 | 20,828 | 0.4782 |
| 90 | 20,828 | 0.4782 |
| 91 | 20,828 | 0.4782 |
| 92 | 22,630 | 0.5195 |
| 93 | 20,767 | 0.4768 |
| 94 | 20,346 | 0.4671 |
| 95 | 20,298 | 0.4660 |
| 96 | 20,248 | 0.4648 |
| 97 | 20,722 | 0.4757 |
| 98 | 24,655 | 0.5660 |
| 99 | 41,584 | 0.9548 |
| 100 | 34,280 | 0.7865 |
| 101 | 24,328 | 0.5585 |
| 102 | 23,398 | 0.5372 |
| 103 | 23,435 | 0.5380 |
| 104 | 23,389 | 0.5369 |
| 105 | 29,774 | 0.6835 |
| 106 | 23,948 | 0.5498 |
| TOTAL AREA | 3,643,958 | 83.6537 |

I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

Ma B. King *Feb 04*
COUNTY HEALTH OFFICER DATE:

2-17-04
DATE


WASHINGTON COUNTY PLANNING COMMISSION

RY

THERE ARE NO FLOODPLAINS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE, EXCEPT AS SHOWN HEREON.

NOTE: ANY REQUIRED STREAM BUFFERS FOR THE WEST BRANCH OF MARSH RUN ARE WITHIN AREA A AND B 100 YEAR FLOODPLAIN, THEREFORE, THE LIMITS OF 100 YEAR FLOODPLAIN IS ALSO THE STREAM BUFFER LINE.

I HEREBY CERTIFY, THAT THE PLAN SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PARADISE HOMES CORPORATION TO NICHOLAS A. GIANNARIS, BY DEED DATED DECEMBER 28, 1981 AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 724, AT FOLIO 744, AND ALSO PART OF THE LANDS CONVEYED BY SPRING VALLEY WOODED ESTATES, INC. TO NICHOLAS A. GIANNARIS BY DEED DATED FEBRUARY 28, 1980, AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 697, AT FOLIO 758, AND ALL OF THE LANDS CONVEYED BY CHARLES R. HORNER, SR. TO NICHOLAS A. GIANNARIS, ET AL BY DEED DATED JUNE 17, 1982 AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 729, AT FOLIO 594, AND THAT PROPERTY CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON.


JEDD W. BEALL,
PROPERTY LINE SURVEYOR
MD. REG. NO. 540

DATE _____

I/WE DO HEREBY CERTIFY FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS AND ASSIGNS, THAT I/WE ARE THE LEGAL AND TRUE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT I/WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET AND ROAD RIGHTS-OF-WAY AS DESIGNATED ON THIS PLAT, HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD AND WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR
GRANTEES, ASSIGNS, SUCCESSORS, HEIRS, AND PERSONAL REPRESENTATIVES.

WITNESS OUR HANDS AND SEALS THIS 12TH DAY OF FEB., 2004

Nicholas A. Giannaris
NICHOLAS A. GIANNARIS

George A. Giannaris by Nicholas Giannaris
GEORGE A. GIANNARIS

Konstantinos A Giannaris
KONSTANTINE A. GIANNARIS

WITNESS

I/WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. I/WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING ANY NECESSARY POINT OF DISCHARGE, HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HEREUNTO AFFIXED
THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS 12TH DAY OF FEB., 2004

Nicholas A. Giannaris
NICHOLAS A. GIANNARIS

George A. Giannaris By Nelson A. Giannaris
GEORGE A. GIANNARIS

GEORGE A. GIANNARIS

Konstantine A. Giannaris
KONSTANTINE A. GIANNARIS

144 E. 16

PLAT NO. 7628

DATE: FEB 18 2004

WASHINGTON COUNTY

John S. Bank
JOHN S. BANK

02-12-2004
DATE



**FINAL PLAT
PARADISE MANOR
LOTS 1 THRU 106**

PROPERTY MAP 25 BLOCK 7 & 13 PARCEL 198, 199 & P/O 200 ELECTION DISTRICT 27 WASHINGTON COUNTY, MARYLAND

SHEET NO.
7 OF 7
PROJECT NO.
021055
FILE NO.
C-1459

P92256

MSA CSU2167-5798-1